

IN RE: PETITION FOR ZONING VARIANCE
SE/S of the Intersection of
Joppa Road and Perring Parkway
(Perring Plaza Shopping Center)
9th Election District
6th Councilmanic District
Federal Realty Investment Trust
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-179-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance filed by the owner of the subject property, Federal Realty Investment Trust, by and through its attorney, Newton A. Williams, Esquire. The Petitioner requests relief from Section 413.2.E of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a shopping center identification sign of 400 sq.ft. in lieu of the permitted 150 sq.ft., and from Section 413.5.C of the B.C.Z.R. to permit a sign height of 32 feet in lieu of the maximum permitted 25 feet, as more particularly described on Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitioner were Burnell Lindquist, Jim Niccoli, and John J. Stamm. The Petitioner was represented by Newton A. Williams, Esquire. There were no Protestants.

Testimony and evidence indicated that the subject property consists of approximately 29 acres, zoned B.L.-C.C.C. and is the site of the Perring Plaza Shopping Center. The shopping center was purchased by the Petitioner in 1985 and has since undergone an extensive renovation costing approximately \$7 million dollars. Photographs submitted into evidence demonstrate that the Petitioner has done an excellent job renovating the subject shopping center which was originally constructed in the 1960s. New tenants have been added to the site, namely the Home Depot and the

Wetro Food store, and the Petitioner has done extensive landscaping to the subject site.

The Petitioner is now in its final stages of completing its renovation project. They now desire to remove the two old shopping center signs which were erected in the 1960s. The two signs in question are depicted in Petitioner's Exhibits 2A and 2B. Those old signs are outdated and in desperate need of replacement. The Petitioner seeks to replace these two signs with one sign as depicted in Petitioner's Exhibit 3, a sign schematic prepared by Image Works, Inc. This new sign is certainly more in keeping with the renovation that has taken place on the subject site. It should be noted that the variance requested by the Petitioner for the proposed sign received full approval of the Office of Planning and Zoning, as evidenced by their Zoning Plans Advisory Committee comments dated December 15, 1992.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

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It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of January, 1993 that the Petition for Zoning Variance requesting relief from Section 413.2.E of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a shopping center identification sign of 400 sq.ft. in lieu of the permitted 150 sq.ft., and from Section 413.5.C of the B.C.Z.R. to permit a sign height of 32 feet in lieu of the permitted 25 feet, in accordance with Petitioner's Exhibits 1 and 3, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their sign permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as

- 3 -

the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted shall be rescinded and the Petitioners would be required to file a new Petition.

Timothy M. Kurock
TIMOTHY M. KUROCK
Deputy Zoning Commissioner
for Baltimore County

THK:bjs

ORDER RECEIVED FOR FILING
Date 1/17/93
By [Signature]

- 4 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

January 11, 1993

(410) 887-4386

Newton A. Williams, Esquire
210 W. Pennsylvania Avenue, Suite 700
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
SE/S of the Intersection of Perring Parkway and Joppa Road
(Perring Plaza Shopping Center)
9th Election District - 6th Councilmanic District
Federal Realty Investment Trust - Petitioner
Case No. 93-179-A

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3351.

Very truly yours,

Timothy M. Kurock
TIMOTHY M. KUROCK
Deputy Zoning Commissioner
for Baltimore County

THK:bjs

cc: People's Counsel

File

Petition for Variance

to the Zoning Commission of Baltimore County

for the property located at Perring Plaza

which is presently zoned BL-CDC

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner of the property, hereby petitions the Zoning Commission to grant a variance from Section 413.2.E to permit a sign for shopping center identification of 400 square feet in lieu of the permitted 150 square feet, thirty-two (32) feet in height in lieu of the permitted twenty-five (25) feet in height (413.5.C.).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons (indicate hardship or practical difficulty):

1. Perring Plaza has been greatly upgraded by Federal Realty and as a part of the upgrade, the signage is being redone.
2. At present two outdated, older signs showing their age are proposed to be replaced by a single, new double faced sign on Joppa Road.
3. The old cinema sign and Perring Plaza sign will be replaced by a new state of the art, monumental sign in an arched design to compliment the shopping center colors, architecture and new facade.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and resolutions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Current Petitioner:

Name of Petitioner:

Address:

City:

State:

Zip:

Phone:

Fax:

Attorney:

Address:

City:

State:

Zip:

Phone:

Fax:

Attorney:

Address:

City:

State:

Zip:

Phone:

Fax:

Attorney:

Address:

City:

State:

Zip:

Phone:

Fax:

File an affidavit stating and affirm, under the penalty of perjury, that you are the legal owner of the property which is the subject of this Petition.

Legal Owner:

FEDERAL REALTY INVESTMENT TRUST

Hal A. Vashari

HAL A. VASHARI, Executive V.P.

Address:

4800 Hampden Lane, Suite 500

City:

Bethesda, Maryland 20814

State:

Newton A. Williams, Esquire

210 W. Pennsylvania Avenue 823-7800

210 W. Pennsylvania Avenue 823-7800

Towson, Maryland 21204

City:

Towson, Maryland 21204

State:

Zip:

Phone:

Fax:

Attorney:

Address:

City:

State:

Zip:

Phone:

Fax:

Attorney:

Address:

City:

Petition for Variance

Continued

4. That the new, single sign will be better for the health, safety, and welfare of the area than the two older signs.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6428 TOWSON, MARYLAND 21204

Description of Perring Plaza Shopping Center,
9th District, Baltimore County, Maryland.

Beginning for the same at a point on the southwest side of Joppa Road as widened, and as shown on State Highway Administration Plat No. 45880 at its intersection with the southeast side of Perring Parkway as shown on State Roads Commission of Maryland Plat No. 25213 and running thence and binding on the southwest side of Joppa Road as shown on the Plat first herein referred to southeasterly by a curve to the left with a radius of 2,007.60 feet the distance of 78.87 feet (the chord of the arc bears South 69° 35' 43" East 78.86 feet) South 70° 43' 15" East 195.34 feet southeasterly by a curve to the left with a radius of 1,541.92 feet the distance of 37.89 feet (the chord of the arc bears South 71° 42' 56" East 37.88 feet) and North 17° 36' 21" East 1.13 feet to the southwest side of Satyr Hill Road as widened and as shown on Baltimore County Department of Public Works Bureau of Land Acquisition Plate HW 62-114-1, 62-114-4, 62-114-3 and 62-114-2 South 70° 26' 13" East 43.05 feet southeasterly by a curve to the right with a radius of 250.00 feet the distance of 131.68 feet (the chord of the arc bears South 55° 20' 51" East 130.16 feet) South 40° 15' 29" East 207.77 feet southeasterly by a curve to the right with a radius of 595.14 feet the distance of 153.53 feet (the chord of the arc bears South 32° 52' 05" East 153.10 feet South 25° 28' 40" East 430.36 feet South 64° 31' 20" West 4.00 feet South 25° 28' 40" East 27.71 feet southeasterly by a curve to right with a radius of 415.00 feet the distance of 199.27 feet (the chord of the arc bears South 11° 43' 20" East 197.36 feet) South 2° 02' 00" West 360.32 feet southeasterly by a curve to the left with a radius of 910.00 feet the distance of 147.80 feet (the chord of the arc bears South 2° 37' 11" East 147.64 feet and South 7° 16' 22" East 66.20 feet to intersect the sixth line of that parcel of land which by deed dated May 11, 1962 and recorded among the Land Records of Baltimore County in Liber MGR No. 3989 Folio 111 was conveyed by Charles Cusky, Jr. and wife to Columbia Shopping Center, Inc. and running thence and binding reversely on a part of said sixth line South 87° 33' 28" West 458.49 feet to intersect the twelfth line of that parcel of land which by deed dated February 25, 1963 and recorded among the aforesaid Land Records in Liber MGR No. 4112 Folio 256 was conveyed by Columbia Shopping Center, Inc. to Harold W. Scott, et al, trustees for Commonwealth Realty Trust and running thence and binding on a part of said twelfth line South 12° 10' 49" East 13.26 feet thence binding on the thirteenth, fourteenth and fifteenth lines of said

Description of Perring Plaza Shopping Center,
9th District, Baltimore County, Maryland.

June 15, 1989
Page -2-

last mentioned land North 51° 06' 40" West 32.58 feet North 12° 10' 49" West 155.12 feet and South 85° 49' 11" West 142.74 feet to intersect the northeastern most right of way line of Baltimore Beltway I-695 as shown on State Roads Commission of Maryland Plat Nos. 25338 and 25337 and running thence and binding on said right of way line North 51° 06' 40" West 182.73 feet northwesterly by a curve to the right with a radius of 650.00 feet the distance of 219.08 feet (the chord of the arc bears North 22° 17' 50" West 218.04 feet) North 12° 38' 30" West 230.01 feet North 4° 38' 43" West 143.77 feet northwesterly by a curve to the left with a radius of 314.00 feet the distance of 256.67 feet (the chord of the arc bears North 36° 03' 31" West 249.58 feet) North 59° 28' 32" West 28.93 feet North 16° 42' 19" West 202.19 feet North 30° 31' 28" East 30.35 feet North 24° 35' 13" East 251.35 feet North 33° 23' 13" East and continuing along the right of way line of Perring Parkway as shown on State Roads Commission of Maryland Plat No. 25213 herein referred to, in all, 200.25 feet and North 72° 34' 33" East 49.17 feet to the place of beginning.

Containing 29.3555 acres of land, more or less.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

93-179-A
District: 9th Date of Posting: 12/12/92
Posted for: Various
Petitioner: Federal Realty Investment Trust
Location of property: SE Intersection of Perryman & Joppa Rd
Perryman Plaza Shopping Ctr.
Location of signs: Facing Intersection on Property of Perryman Plaza Shopping Ctr.
Remarks: None
Posted by: [Signature] Date of return: 12/18/92
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 12/10/92
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/10/92.

THE JEFFERSONIAN,

S. Zebe Orler
Publisher

\$61.02

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6180

Number 188

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6180

Number

93-179-A
(1/7)

Please Make Checks Payable To: Baltimore County
04A04#3061MICHRC
RA C01147AM11-25-92
\$51.00

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Date: 12/14/92

Federal Realty Investment Trust
4800 Hammer Lane #500
Bethesda, Maryland 20814

RE:
CASE NUMBER: 93-179-A (Item 188)
SE Intersection Joppa Road and Perryman Parkway
Perryman Plaza Shopping Center
9th Election District - 6th Councilmember
Petitioner(s): Federal Realty Investment Trust
HEARING: THURSDAY, JANUARY 7, 1993 at 10:00 a.m. in Room 106, County Office Building.

Dear Petitioner(s):

Please be advised that \$ 61.02 is due for advertising and posting of the above captioned property and hearing data.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Please enclose the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

[Signature]
ARNOLD JABLON
DIRECTOR

cc: Newton A. Williams, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DEC. 02 1992

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-179-A (Item 188)
SE Intersection Joppa Road and Perryman Parkway
Perryman Plaza Shopping Center
9th Election District - 6th Councilmember
Petitioner(s): Federal Realty Investment Trust
HEARING: THURSDAY, JANUARY 7, 1993 at 10:00 a.m. in Room 106, County Office Building.

Variance to permit a sign for shopping center identification of 400 square feet in lieu of the permitted 150 square feet, 32 feet in height in lieu of the permitted 25 feet in height.

[Signature]
ARNOLD JABLON
DIRECTOR

cc: Federal Realty Investment Trust
Newton A. Williams, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

December 29, 1992

(410) 887-3353

Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams
700 Court Towers
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Case No. 93-179-A, Item No. 188
Petitioner: Federal Realty Investment Trust
Petition for Variance

Dear Mr. Williams:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 25th day of September 1992.

[Signature]
ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Federal Realty Investment Trust
Petitioner's Attorney: Newton A. Williams

93-179-A 11/1/93

Department of Environmental Protection & Resource Management
Development Review Committee
Authorized signature: [Signature] Date: 12-28-92

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
DED DEPRM RP STP TE	Baker Land Company	200		12-21-92
	Kenneth E. and Carol C. Lentz	201		
DED DEPRM RP STP TE	Aubrey N. and Ruth N. Freeman	202		
COUNT 4				
✓ DEPRM RP	Breakneck Silver Hill, Inc.	180		12-7-92
✓ DEPRM RP	Satyr Limited Partnership	184		
DEPRM RP	Frank and Joan Eck	187		
✓ DEPRM RP	Federal Realty Investment Trust			
✓ DEPRM RP	Shirley A. and Ronda J. Swab	190		
DED DEPRM RP STP				

COUNT 5

FINAL TOTALS
COUNT 17

*** END OF REPORT ***

Rec'd 1/14/93

**BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: December 14, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Division

RE: Zoning Advisory Committee Meeting
for December 14, 1992
Item No. 188

The Developers Engineering Division has reviewed the subject zoning item. The Developer must submit a landscape plan showing any needed modifications to the already approved landscape plan. Street trees must remain.

RWB:DAK:s

Rec 12/16/92

Ms. Julia Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No: +186 (JLL)
Federal Realty Investment Trust

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

David Ramsey 12/1/92

John Contestabile, Chief
Engineering Access Permits
Division

RECEIVED
DEC 7 1992

ZONING OFFICE

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

DATE: December 15, 1992

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Perring Plaza Shopping Center

INFORMATION:
Item Number: 188
Petitioner: Federal Realty Investment Trust
Property Size: 29.36 acres
Zoning: BL-CCC
Requested Action: Variance
Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:
The petitioner is requesting a variance to permit a sign for a shopping center identification of 400 square feet in lieu of the permitted 150 square feet and 32' in height in lieu of the permitted 25' in height.

The Office of Planning and Zoning recommends APPROVAL of the petitioner's request. The staff supports the applicant's efforts to revitalize and modernize the Perring Plaza Shopping Center. The newly installed landscaping treatment also contributes toward modernizing this site and represents a positive benefit to the Joppa Road Corridor. Staff from the Office of Planning worked with the developer in trying to make the sign compatible with the newly renovated facades. We believe this sign is in harmony with the on site buildings.

Prepared by: *Frances Money*

Division Chief: *Carol Kane*

EMch/PM:rdn

Rec'd 12/21/92

188.2AC/ZAC1

Pg. 1

SPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature _____ Date 12/14/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
Venice K. Paterakis	176	NIL	11-30-92
John and Constance Morabito	179	NIL	
Edward J. and Joyce A. Benesch	181	NIL	
Edward T. and Leigh Ann Schneider	182	NIL	
Dale and Sue Chambers	183	NIL	

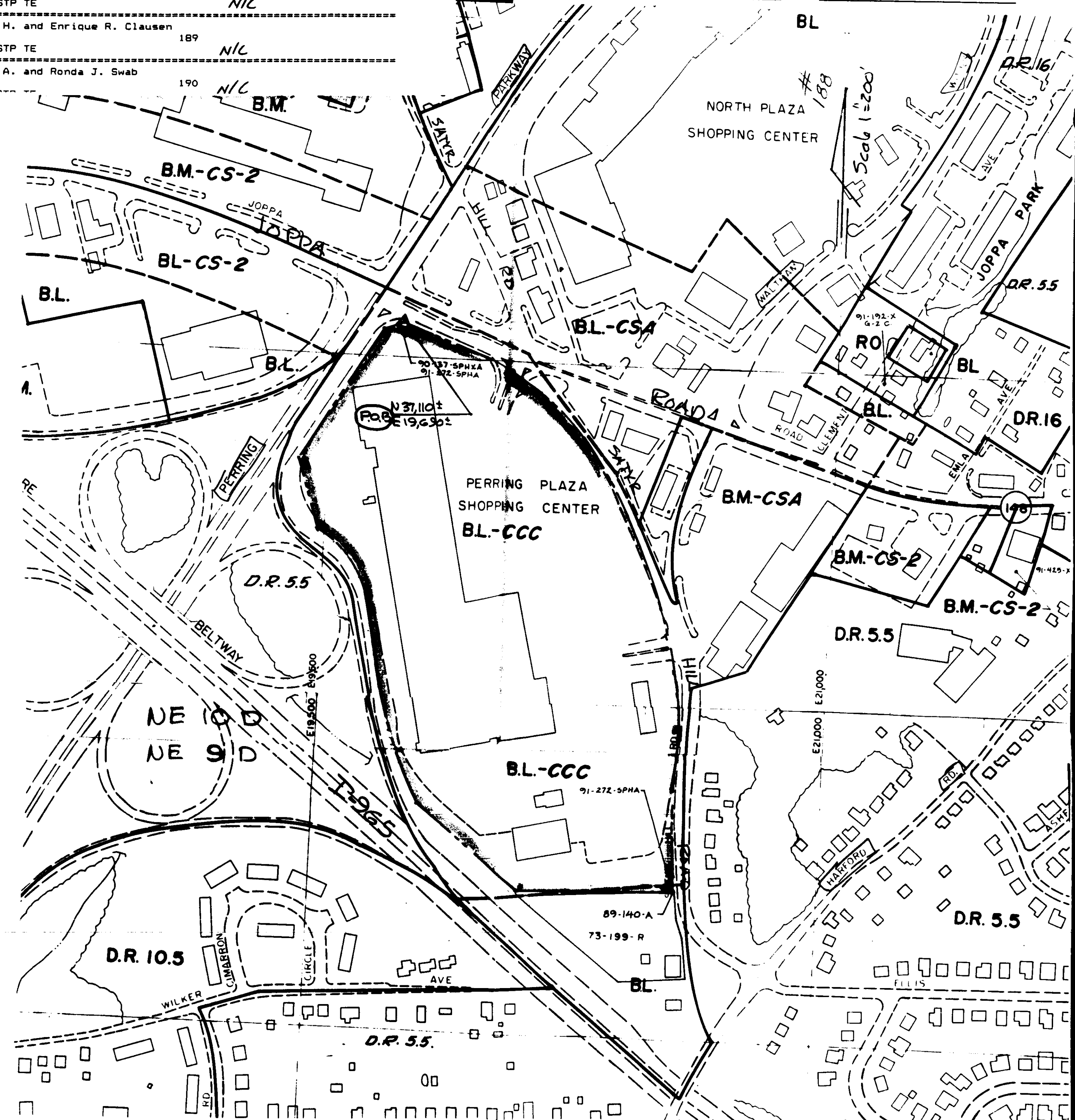
COUNT 5

Preakness Silver Hill, Inc.	180	NIL	12-7-92
Satyr Limited Partnership	184	NIL	
Timothy L. and Meredith L. Scott	186	NIL	
Frank and Joan Eck	187	NIL	
Federal Realty Investment Trust	188	NIL	
Beatriz H. and Enrique R. Clausen	189	NIL	
Shirley A. and Ronda J. Swab	190	NIL	

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
NEWTON WILLIAMS	700 COURT TOWERS, #204
BURELL LINDQUIST	4800 HUNTER LN. BETHESDA MD. 20814
DIMACCOLI	300 S. LEONARD RD. ANNAPOLIS VA 20705
John J. Stamm	650 Kentworthy Dr. Towson Md



Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

DECEMBER 1, 1992

(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: FEDERAL REALTY INVESTMENT TRUST

Location: PERRING PLAZA SHOPPING CENTER

Item No.: + 188 (JLL) Zoning Agenda: DECEMBER 7, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Pat Keller* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

FAX
TRANSMITTAL COVER LETTER

DATE: 11/2/92 PAGES TO FOLLOW: 1

TO: Newton Williams Jack Stamm
COMPANY: _____
FAX NO: 410-2962763 1-410-493-0285
FROM: Jim Niccoli

RE: Perring Plaza Pylon

COMMENTS:

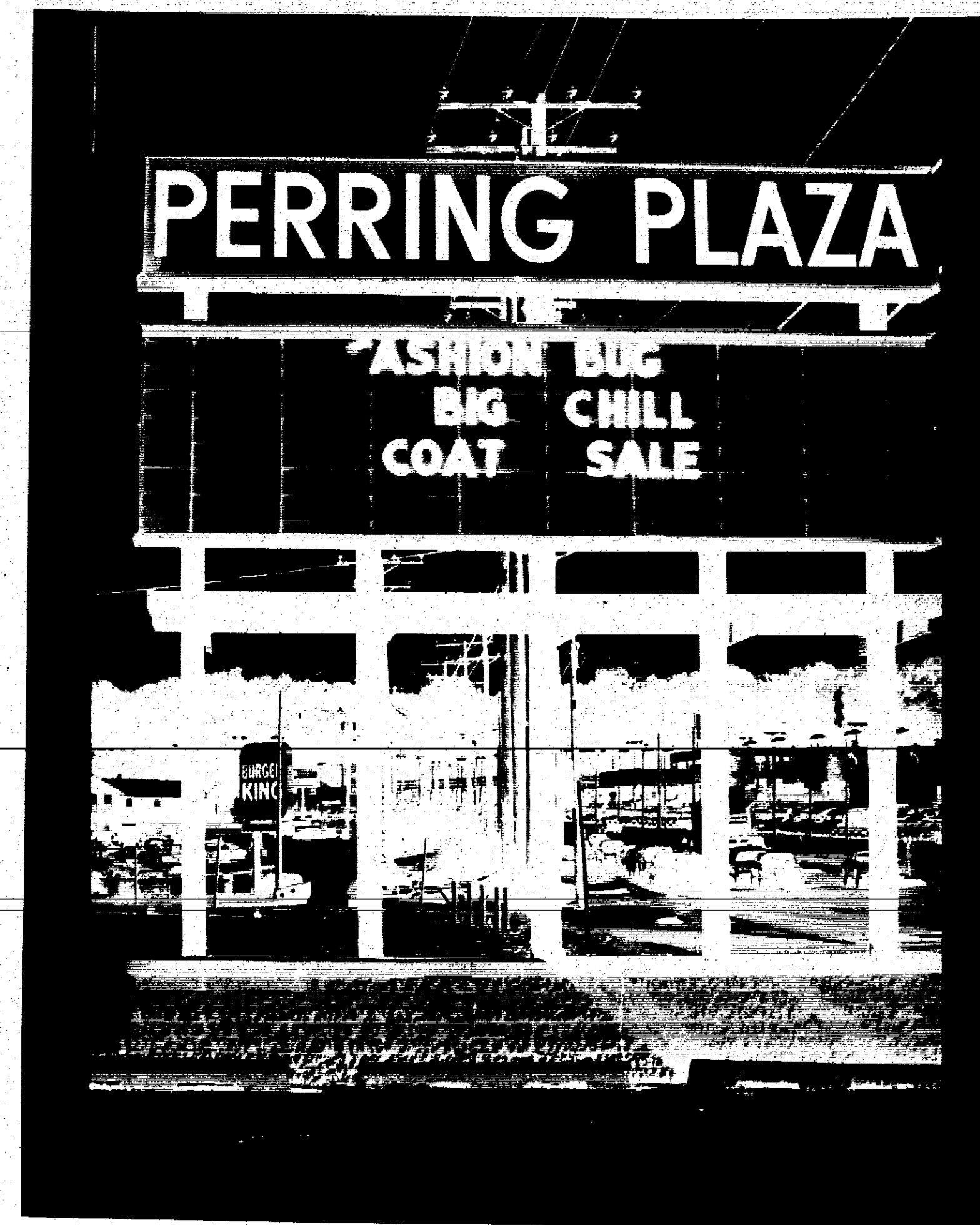
Square footage is broken out on accompanying drawing.
Our experience would have us consider components
A, B+C for total square footage on permit applications.
A+B+C = 304.9 Actual square feet.

Thanks Jim

IMAGE WORKS
COMMUNICATIONS

300 S. LEADBETTER ROAD, ASHLAND, VIRGINIA 23005
(804) 525-0200 (804) 725-0200
FAX (804) 725-0200

Ref #6



A. Looking West at Main I. D. Sign



B. Similar west view, sign to be removed

C. Similar Plaza, Shopping Center, Perring Plaza

D. Similar Plaza, Shopping Center, Perring Plaza



F. Looking East at Cinema Sign to be removed



G. Looking West from Shopping Center Entrance toward existing signs to be removed



C. Looking East on Joppa from Perring Parkway

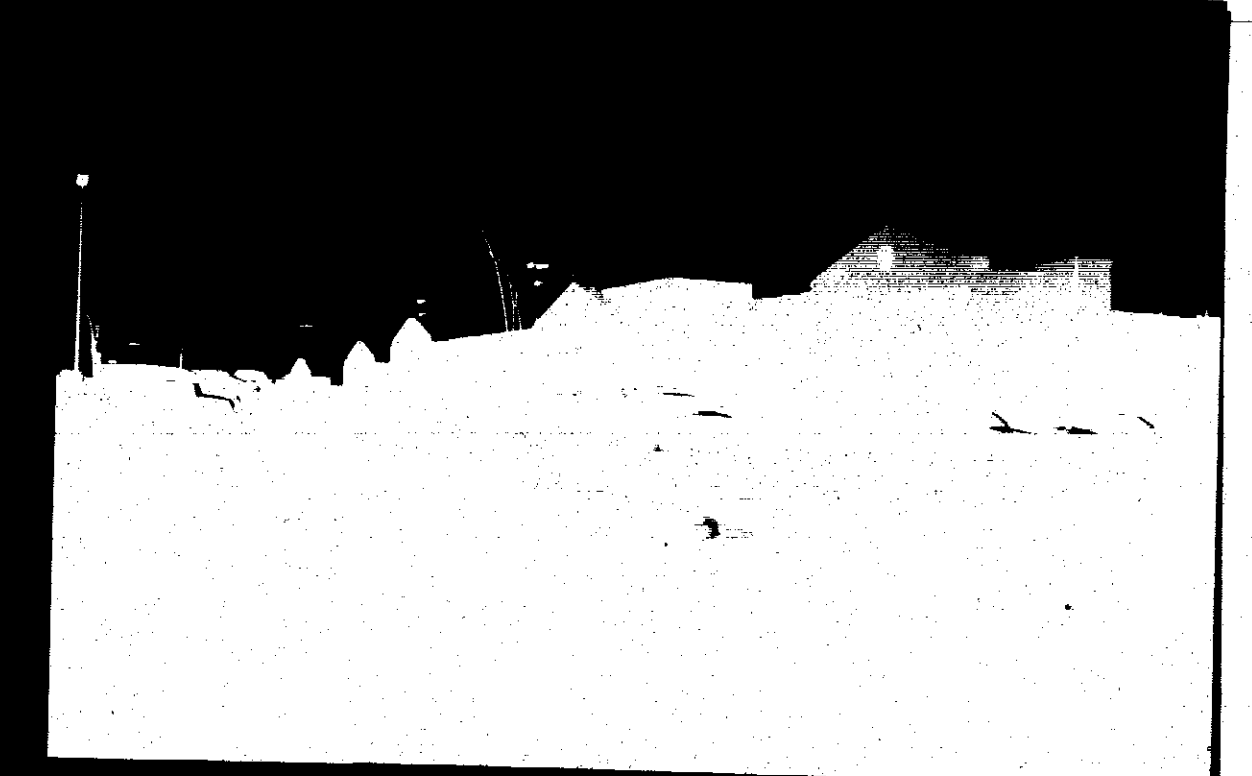
D. Looking East on Joppa from Perring Parkway



E. Looking East on Sidewalk from Perring Parkway Corner



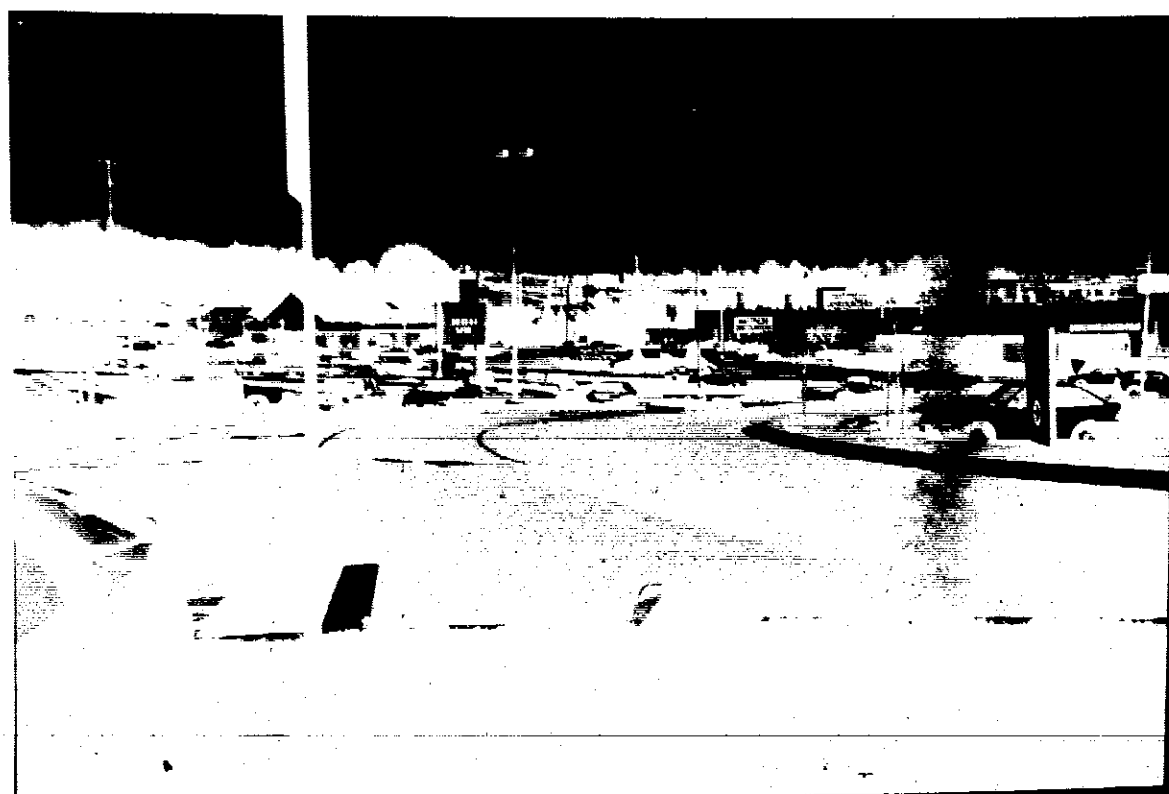
H. Looking West at new facade



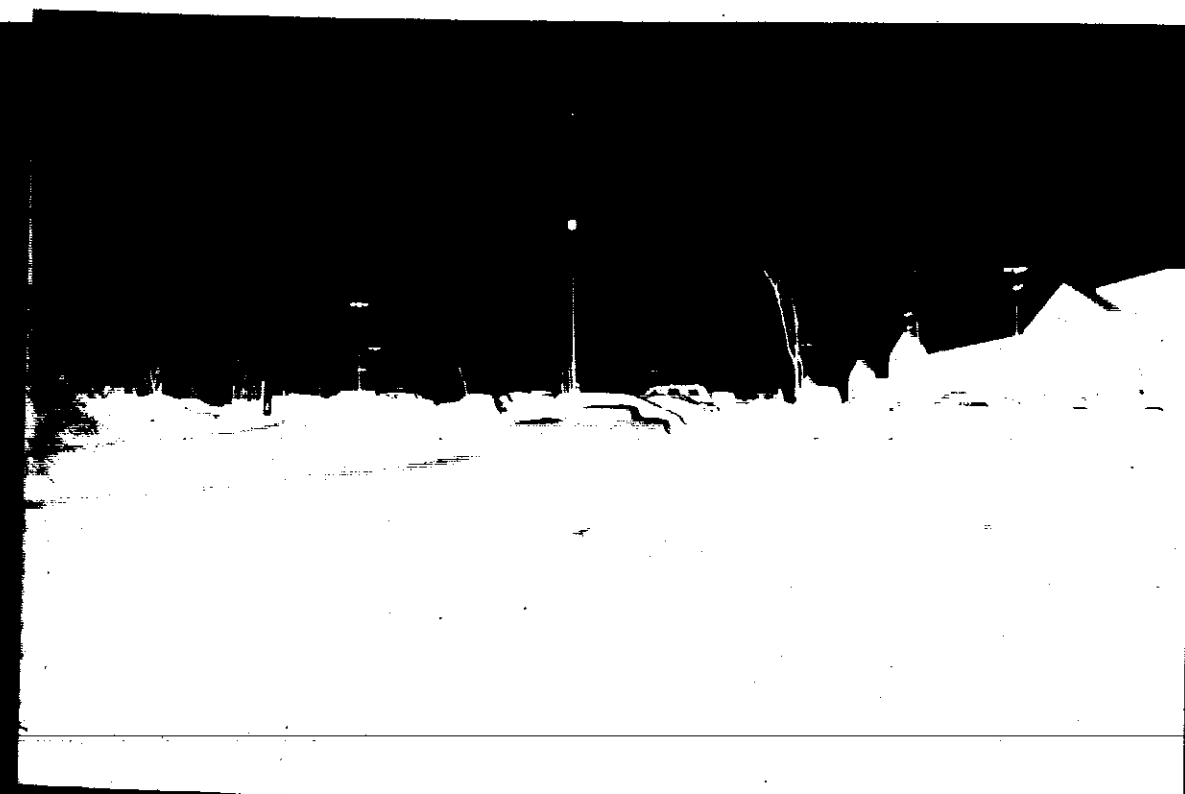
I. Looking southwest at new parking islands



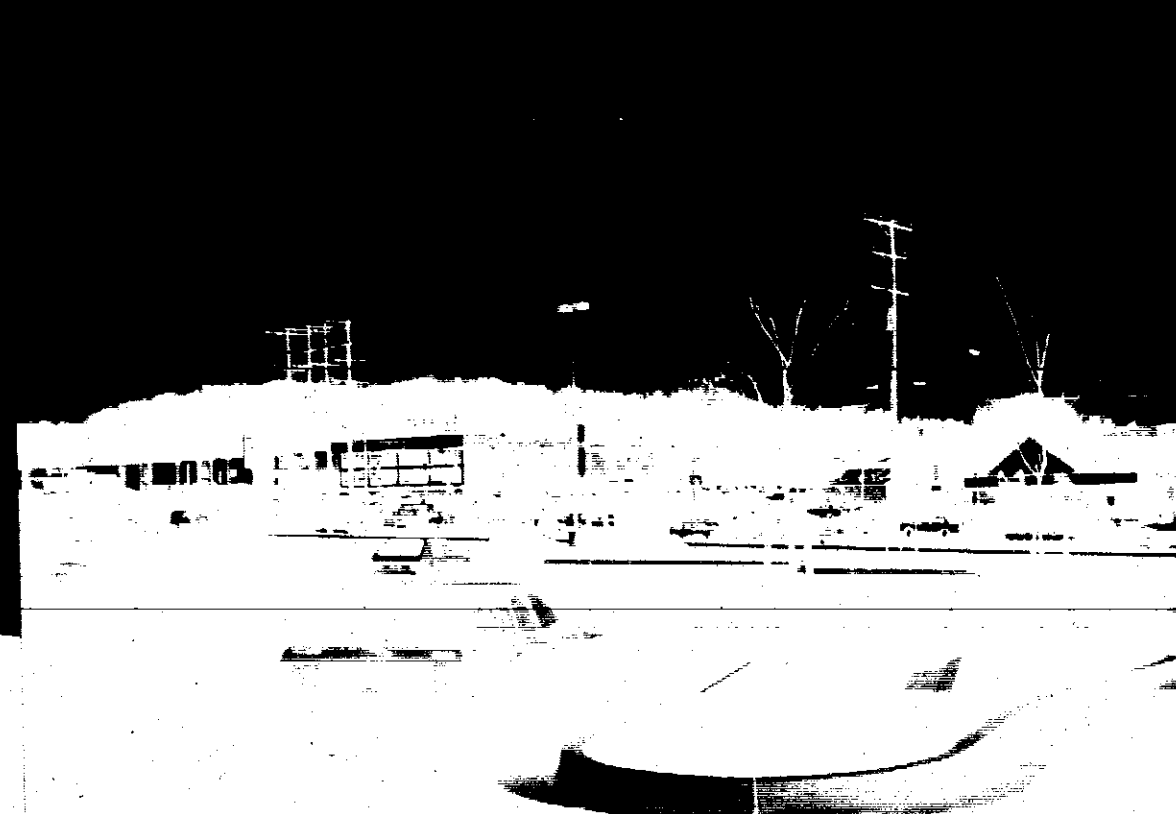
J. Similar view of facade



K. Looking North down main entrance road



L. Looking South in lot



M. Looking NW from site towards Joppa Church



N. Looking SE on closed State Hill Road from Joppa Road



O. Looking South toward Home Depot



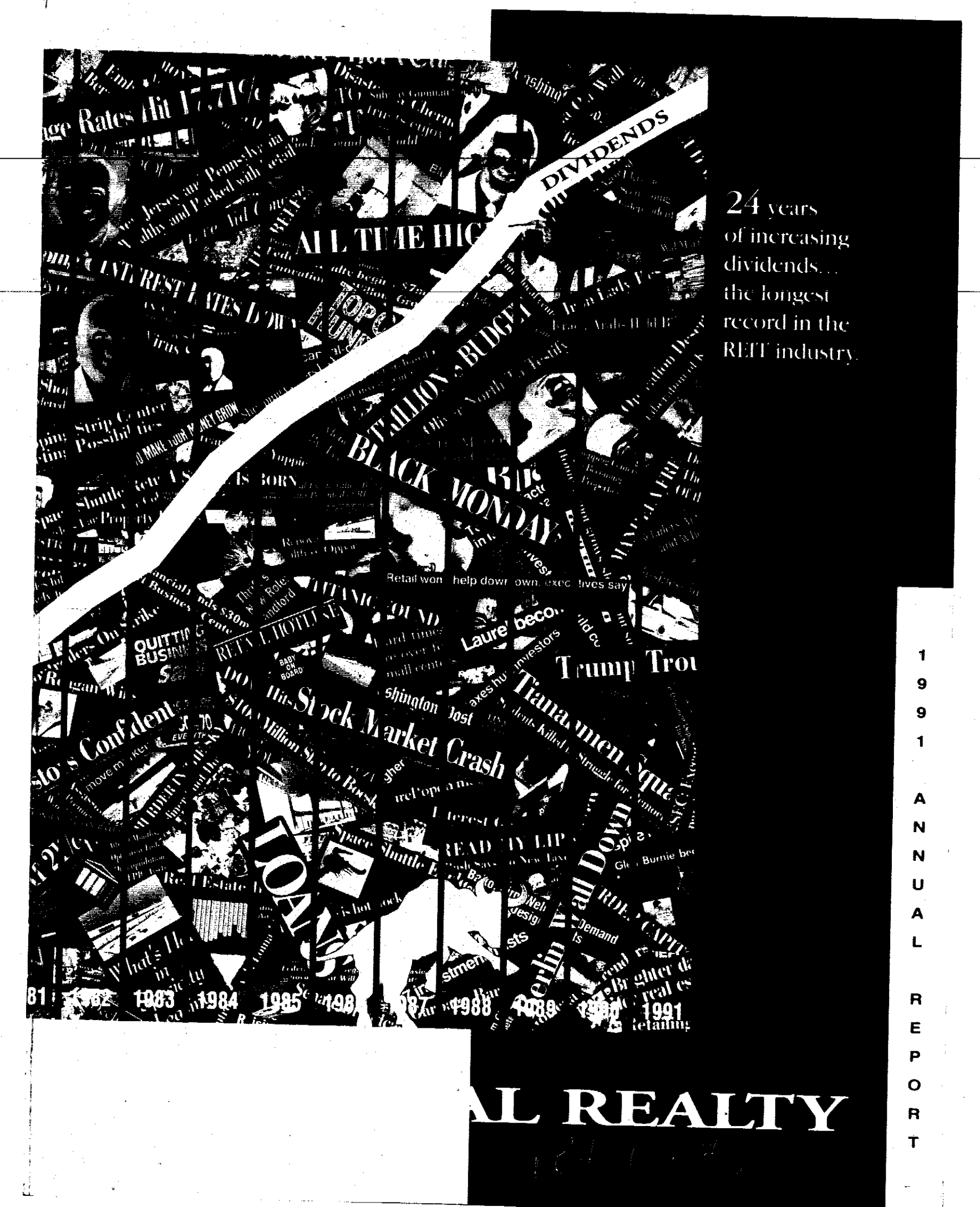
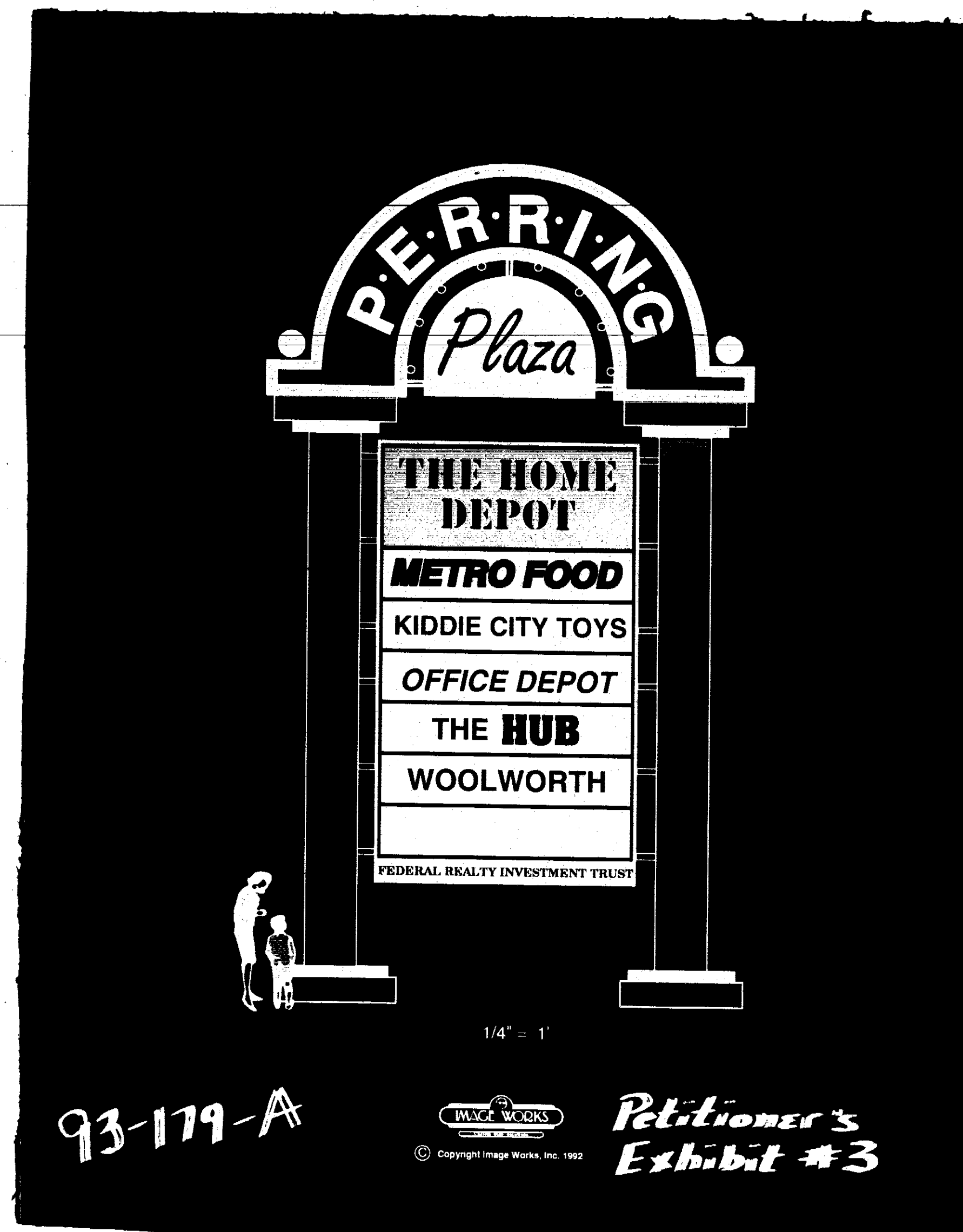
P. N end of Center

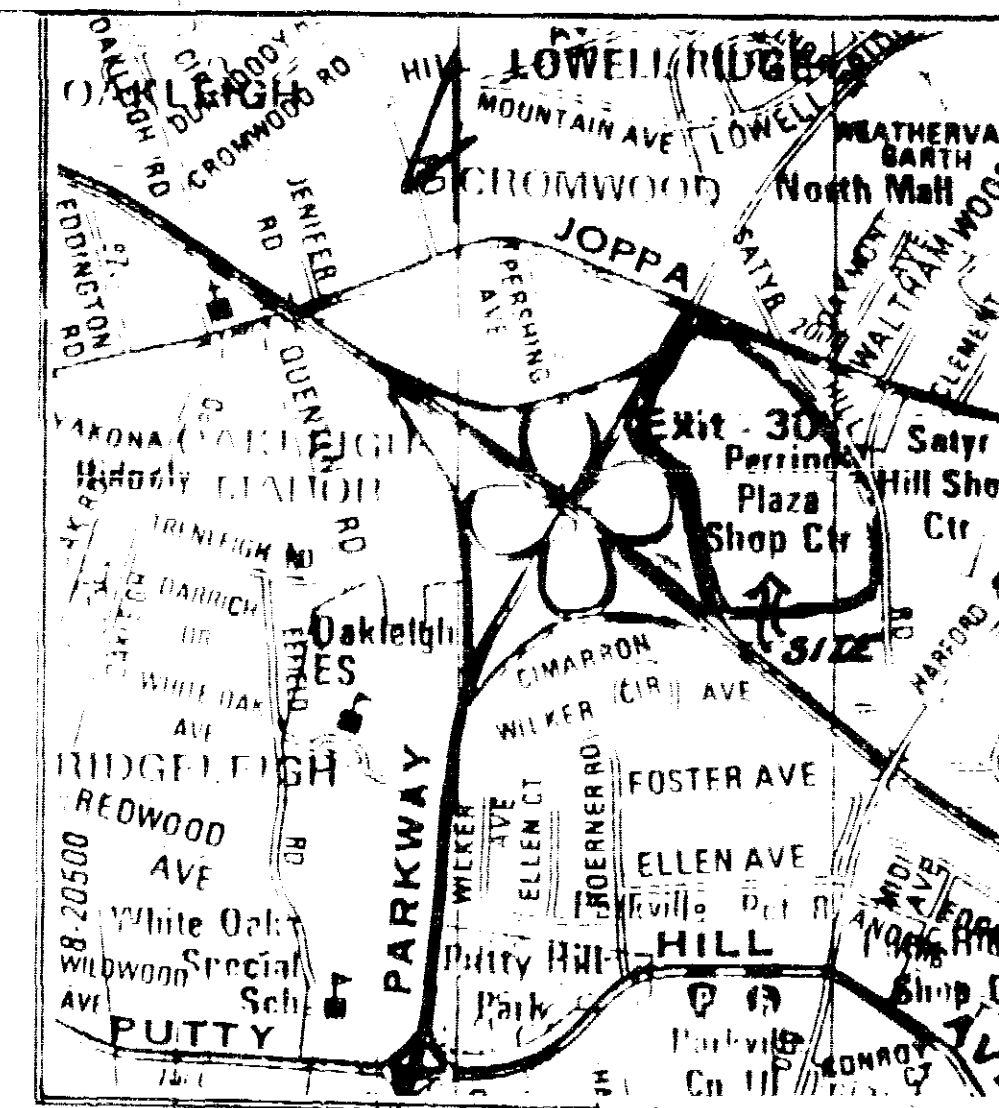
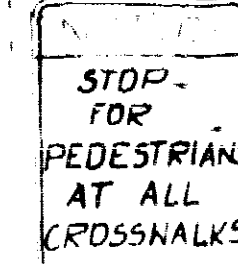
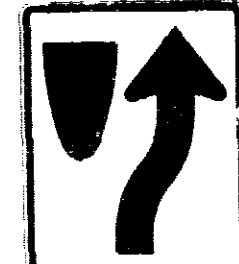
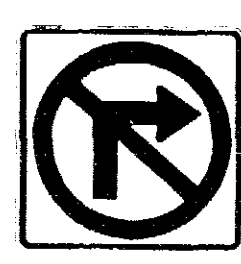


Q. Looking NW from NW/C of site

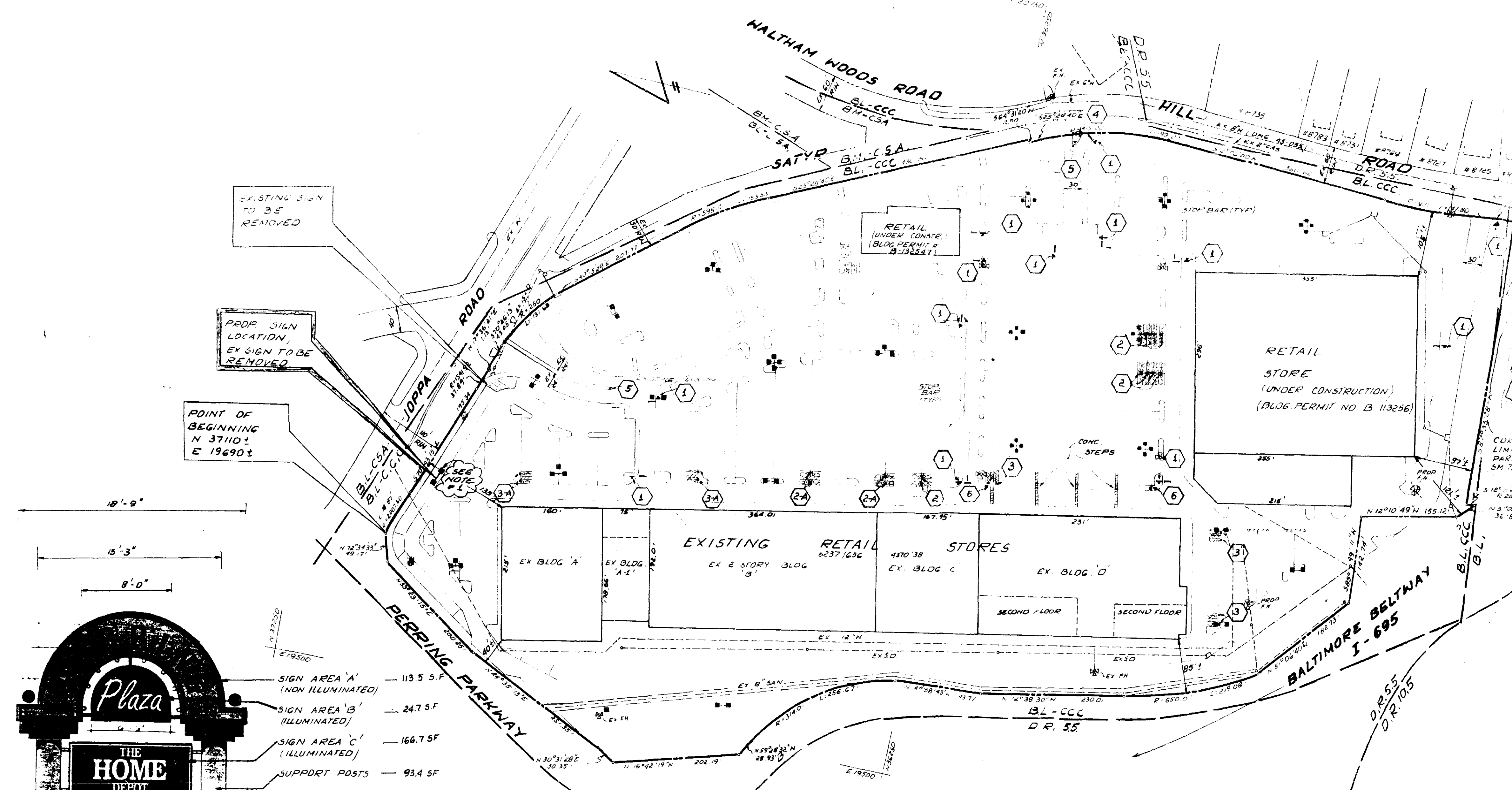


R. Looking NE across Joppa Rd. from site





VICINITY MAP
SCALE 1"=1000'



PLAN

SCALE: 1"=100'

ZONING HISTORY

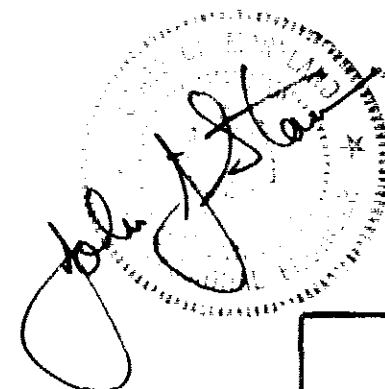
- 1964X PETITION FOR SPECIAL EXCEPTION TO ALLOW GARAGE, SERVICE IN A RT ZONE (FIRST-APPROVAL)
- 71-57A PETITION FOR A VARIANCE FROM SECTION 409.6.A TO PERMIT A TOTAL OF 1458 PARKING SPACES INSTEAD OF REQUIRED 2213, GRANTED, AUGUST 26, 1970
- 84-51X PETITION FOR A SPECIAL EXCEPTION FOR A COIN OPERATED AMUSEMENT ARCADE, GRANTED, AUGUST 21, 1983
- 90-137-SPHAX PETITION TO APPROVE A RETAIL "MEMBERSHIP" OUTLET IN A BL-CCC ZONE
- PETITION TO AMEND A PARKING VARIANCE PREVIOUSLY GRANTED IN CASE NO. 71-57-A
- PETITION TO AMEND THE SITE PLAN PREVIOUSLY APPROVED IN CASE NO. 5869-X
- PETITION FOR A SPECIAL EXCEPTION TO USE A PORTION OF THE PROPERTY FOR A SERVICE GARAGE IN CONJUNCTION WITH THE RETAIL "MEMBERSHIP" OUTLET
- PETITION FOR A VARIANCE TO PERMIT 1703 PARKING SPACES IN LIEU OF THE REQUIRED 2279
- ALL DENIED APRIL 16, 1990
- 91-272-SPHAX PETITION FOR VARIANCE TO PERMIT 1,765 PARKING SPACES IN LIEU OF THE MINIMUM REQUIRED 2,198, TO PERMIT DIRECT ACCESS PARKING ON A VEHICLE TRAVELWAY, TO PERMIT A ONE-WAY DRIVE-THROUGH LANE WIDTH OF 9 FEET IN LIEU OF THE REQUIRED 12 FEET, AND TO PERMIT EXISTING PARKING SPACES TO BE 0 FEET FROM THE RIGHT-OF-WAY LINE OF A PUBLIC STREET IN LIEU OF THE REQUIRED 10 FEET, IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1, BE AND IS HEREBY GRANTED, SUBJECT HOWEVER, TO THE FOLLOWING RESTRICTION:
1) THE PETITIONERS MAY APPLY FOR THEIR BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER; HOWEVER, PETITIONERS ARE HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT THEIR OWN RISK UNTIL SUCH TIME AS THE 30-DAY APPEAL PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE PETITIONERS WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING, SAID PROPERTY TO ITS ORIGINAL CONDITION
- GRANTED APRIL 1, 1991.

TRAFFIC SIGNS

MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

- 1 STOP SIGN R-1-1 (INCL. 12" WIDE WHITE STOP BAR)
- 2 HANDICAPPED SIGN R-7-8 (DBL FACED)
- 2A HANDICAPPED SIGN R-7-8 (DOUBLE FACED) SALVAGE SIGN (RESET PER DETAIL)
- 3 HANDICAPPED SIGN R-7-8 (SINGLE FACED)
- 3A HANDICAPPED SIGN R-7-8 (SINGLE FACED) SALVAGE SIGN (RESET PER DETAIL)
- 4 NO LEFT TURN SIGN R-3-2
- 5 MEDIAN SIGN R-4-7
- 6 STOP FOR PEDESTRIAN SIGN

NOTE: SIGN WILL BE SITUATED TO BE NO CLOSER THAN 5' FROM THE RIGHT OF WAY LINE OF JOPPA ROAD.

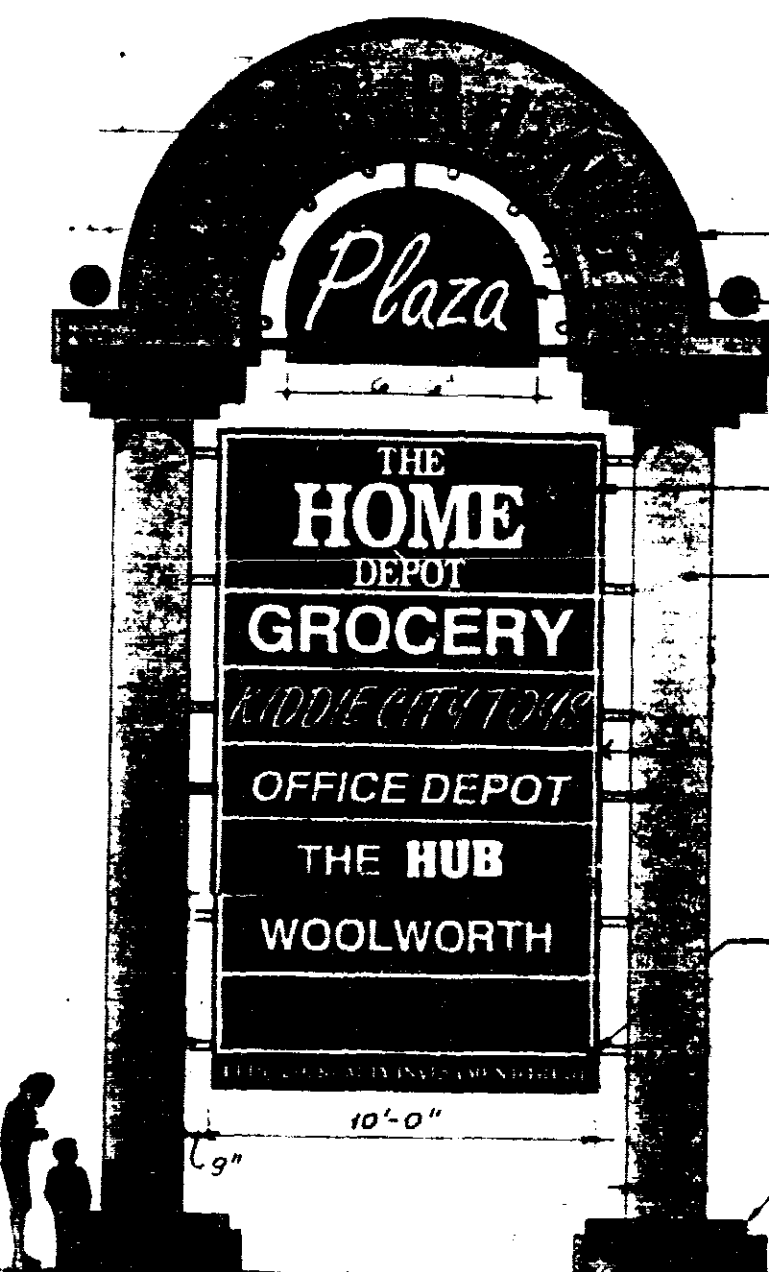


CRG PLAN APPROVED JULY 21 1989
CRG PLAN REFINEMENT APPROVED APRIL 11 1991

PLAT TO ACCOMPANY PETITION

SIGN VARIANCE
93-179-A
PERRING PLAZA SHOPPING CENTER

ELECTION DIST. 9C6 BALTO. CO., MD
SCALE: 1"=100'
SHEET OF 1 NOV. 20, 1992



PROPOSED SIGN
DOUBLE FACED PYLON ELEVATION
SCALE: 1"=5'

SIGN AREA 'A' (NON ILLUMINATED)	113.5 S.F.
SIGN AREA 'B' (ILLUMINATED)	24.7 S.F.
SIGN AREA 'C' (ILLUMINATED)	166.7 S.F.
SUPPORT POSTS	93.4 S.F.
TOTAL	398.3 S.F.
SAY	400 S.F.

PARKING TABULATION	
EXISTING 'A' BUILDING	34,400 S.F.
EXISTING 'A-1' BUILDING (INCL. PROP. EXP.)	13,400 S.F.
EXISTING 'B' BUILDING 1ST FLOOR	69,888 S.F.
EXISTING 'B' BUILDING 2ND FLOOR	32,246 S.F.
EXISTING 'C' BUILDING	62,916 S.F.
EXISTING 'D' BUILDING 1ST FLOOR	16,017 S.F.
EXISTING 'D' BUILDING 2ND FLOOR	16,017 S.F.
PROPOSED RETAIL	121,840 S.F.
PROPOSED RETAIL 'E'	11,624 S.F.
TOTAL	432,249 S.F.
TOTAL PARKING SPACES PROVIDED = 1815 P.S. (INCL. 36 HNDP)	
VARIANCE 91-272-SPHAX GRANTED APRIL 3, 1991	
PROVIDED A VARIANCE OF 433 P.S. FROM THE ULTIMATE	
PARKING SPACES REQUIRED. THIS VARIANCE PLAN REQUIRES	
A VARIANCE IN PARKING SPACES REQUIRED OF ONLY 186 P.S.	
ULTIMATE DEVELOPMENT WILL COMPLY IN EVERY RESPECT WITH	
THE ZONING ORDER.	

ALL PARKING SPACES ARE MINIMUM OF 8.5' X 18'
ALL HANDICAPPED PARKING SPACES ARE EQUIV. 13' X 18'

SITE AREA (GROSS & NET)	29.36 AC (1,229,922 SF)
EXISTING ZONE	BL-CCC
EXISTING USE	RETAIL SHOPPING CENTER
DEED REFERENCE	G2371656 AND 4370138
PROPERTY NO.	09-0919076600
	09-0919329452

FLOOR AREA RATIO PROVIDED:	
EX. 'A' BUILDING	34,400 S.F.
EX. 'A-1' BUILDING (INCL. PROP. EXPANSION)	13,400 S.F.
EX. 'B' BUILDING 1ST FLOOR	69,888 S.F.
EX. 'B' BUILDING 2ND FLOOR	32,246 S.F.
EX. 'C' BUILDING	62,916 S.F.
EX. 'D' BUILDING 1ST FLOOR	16,017 S.F.
EX. 'D' BUILDING 2ND FLOOR	16,017 S.F.
PROPOSED RETAIL	121,840 S.F.
PROPOSED RETAIL 'E'	11,624 S.F.
TOTAL	432,249 S.F.
FLOOR AREA RATIO PROVIDED	14.4
FLOOR AREA RATIO PERMITTED	4.0

OWNER
SHOPPING CENTER ASSOCIATES
C/O FEDERAL REALTY INVESTMENT TRUST
4800 HAMPODEN LANE, SUITE 100
BETHESDA MD 20814
(301) 658-3360

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120